

Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, September 12, 2007

Time: 6:00 p.m.

Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and acceptance of August 2007 meeting minutes.

Public Hearing

Major Subdivision

Blue Ridge Road Plat

Applicant: City Land Investment Incorporated

Location: Cowesett Road and Blue Ridge Road

Assessor's Plat: 239; Lot: 23 & Assessor's Plat: 240; Lot: 3

Zoning District: Residential A-15

Land Area: 2.5 acres

Number of lots: 3

Engineer: Caito Corporation

Ward: 8

The applicant is requesting preliminary approval to subdivide two lots with existing dwellings to create three lots; two conforming lots with existing dwellings and one new 32,730 square foot lot for development with less than the required frontage and lot width in a Residential A-15 zoning district.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance having received Zoning Board of Review approval (petition #9397) to create a lot with less than the required frontage and lot width.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:

5) That the proposed subdivision possesses adequate and permanent access to a public street.

Planning Department Recommendation

The Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1) That the final plan shall indicate the existing edge of pavement along Cowesett Road and Blue Ridge Road and shall clarify that the clearing of brush and trees is restricted to the subject lot.

Public Hearing

Major Land Development Project

Roy Medical Office Building

Applicant: Louis and Joan Roy

Location: 192 Tollgate Road

Assessor's Plat: 246

Lot(s): 237

Zoning District: Residential A-10 and Office

Proposed Zone: Office

Land Area: 48,289 sf

Number of lots: 1

Engineer: Eugene Spring, PE

Ward: 8

The applicant is requesting Master Plan approval of a Major Land Development Project and a zone change recommendation for the construction a new 12,987 square foot medical office building with less than required building setback and less than required landscape buffer from an abutting residential district on a lot zoned Residential A-10 and Office.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) Not in compliance with the standards and provisions of the City's Zoning Ordinance; therefore requiring City Council approval for a**

zone change from a combination of Residential A-10 and Office to Office, with waivers for less than required building setback and less than required landscape buffer from an abutting residential district.

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant Master Plan approval with the following stipulations:

1) That the applicant shall receive approval from the City Council for a zone change from a combination of Residential A-10 and Office to Office, with the requested waivers.

2) That the project engineer shall meet with the City Engineer to discuss stormwater drainage issues prior to beginning the

preliminary design. The project engineer must be aware that Zero Net Runoff is considered a minimum and that this site discharges into Hardig Brook, a water body that had been targeted by Rhode Island DEM for a Total Maximum Daily Loading (TMDL); therefore the project engineer must make every effort to minimize storm water runoff, improve water quality and promote infiltration on site

3) That all state permits, including but not limited to, RI Department of Environmental Management (DEM) Wetland and DEM Underground Injection Control (UIC) are required prior to preliminary approval.

4) That the project engineer must coordinate grading along the easterly property line with the proposed development of the abutting property currently Lots 238, 239, & 259.

5) That the applicant shall have the edge of the freshwater wetland flagged in the field and this delineation must be indicated on the preliminary site plan.

6) The project engineer shall locate the Narragansett Electric Easement located southeast of the subject lot on the preliminary site plan.

7) That the project engineer shall provide all utility information, including existing and proposed utilities on the lot and in the roadway on the preliminary site plan.

8) The project engineer shall stamp and submit all projected flows to the Warwick Sewer Authority. Interior plumbing plans and all pretreatment requirements must be met and submitted to the Warwick Sewer Authority prior to obtaining a building permit.

9) That the applicant shall relocate the dumpster to conform to required setbacks.

10) That the applicant shall install landscape pavers as approved by both the Warwick Fire Marshall and Landscape Project Coordinator in the proposed fire lane.

11) The applicant shall install a six foot (6') fence and landscape along the property line which abuts the residentially zoned properties, as approved by the Landscape Project Coordinator.

12) That the preliminary plan shall include a landscape plan designed and stamped by a Rhode Island Registered Landscape Architect and approved by the Warwick Landscape Project Coordinator

Request for a Zone Change

Applicant: Louis and Joan Roy

Location: 192 Tollgate Road

Assessor's Plat: 246

Assessor's Lot(s): 237

Zoning District: Residential A-10 and Office to eliminate Residential and rezone entire parcel to Office.

Planning Department Findings

The Planning Department finds the proposed zone change to be in compliance with the City's Comprehensive Plan, including the goals and Policies Statement, the Implementation Program, the Land Use Element and the Economic Development Element.

The Planning Department also finds the proposed zoning amendment to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

A.) The goals and patterns of land use contained in the

Comprehensive Plan of the city of Warwick.

B.) The natural characteristics of the land, including its suitability for use based on the soil characteristics and topography.

E.) The availability and capacity of existing and planned public and/or private services and facilities.

F.) The need to shape and balance urban and suburban development.

103.10 Promote a high level of quality in design in the development of private and public facilities.

The Planning Department recommends favorable recommendation to the Warwick City Council for the requested zoning amendment with all of the Planning Department recommendations.

Public Meeting

Request for Reinstatement

Spring Green Manor

Applicant: Mr. Russell Yates Jr.

Location: 1517 -1551 Warwick Avenue

Assessor's Plat: 312

Lot(s): 309 and 310

Zoning District General Business

Land Area: 4.28 Acres

Number of lots: 2

Engineer: David Gardner & Associates, Inc.

Ward: 4

The applicant is requesting reinstatement a Master Plan approval and a request for a Zone Change from General Business to Planned District Residential (PDR) A-7 to merge two lots and construct a 35-unit residential condominium development.

The approval was originally granted on November 5, 2005.

Planning Department Findings

The Planning Department finds that there has been a substantial change in the general conditions of the surrounding area that could adversely effect the proposed development. Since the time of the original approval almost two years ago in 2005, the Federal Aviation Administration (FAA), the agency responsible for performing an Environmental Impact Statement (EIS) for expansion at T.F. Green Airport, determined that the proposal to expand the main runway (5-23) at T.F. Green will now be totally oriented to the north, likely crossing Airport Road and eliminating that roadway as a major east west corridor for the City of Warwick.

At a public meeting on June 14, 2007 the FAA publicly eliminated the possibility of runway expansion to the south across Main Avenue. This recent decision by the FAA will result in a dramatic change to

the traffic patterns in the general area in particular at Hoxie Four Corners the location of the proposed development. This decision also has an effect on the desirability of developing the subject property for residential use. The relocation of the runway to the north moves it closer to this proposed residential development resulting in an incompatible land use, high density multi-family residential, being located in close proximity to an airport.

At the time of the approval in 2005 the elimination of Airport Road and runway expansion was not was not considered and must be addressed in any new application for residential development on the subject site. At a minimum, a new traffic report will be required and the proposed residential development must be evaluated for the effect of airport noise, air quality, and other quality of life issues related to its proximity to the proposed new runway.

As a result, the Planning Department recommends denial of the reinstatement.

Public Meeting

Request for an Extension

Cormier Plat

Applicant: Edward and Debra Cormier

Location: 65 Palm Boulevard
Assessor's Plat: 288
Lot(s): 448
Zoning District: Residential A-7
Land Area: 19,555 Square feet
Number of lots: 2
Engineer: Alpha Associates, Ltd.
Ward: 2

The applicant is requesting an extension of a preliminary approval of a major subdivision to subdivide one lot to create two lots, one lot with an existing structure and one new lot for development with less than the required wetland setback in a Residential A-7 Zoning District.

The approval was originally granted on September 13, 2006.

Planning Department Findings

The Planning Department finds the following:

1) The project is consistent with the Comprehensive Plan, and the Comprehensive Plan has not changed substantially since the time of the original application as it would apply to this project.

2) The Development Review Regulations, the Zoning Ordinance, and

all applicable state and federal regulations are substantially the same as they were at the time of the original application, as they would apply to this project.

3) The Zoning Map designation for the subdivision has not changed since the time of the original application.

4) No substantial change to the physical conditions of the subdivision or the neighboring property has occurred since the time of the original application.

Planning Department Recommendation

The Planning Department recommendation is to grant the requested extension to expire on September 13, 2008.

Bond Reductions

Aurore Plat

Current bond total \$108,870.00

Amount to be released \$ 77,991.00

New Bond Amount \$ 30,897.00

Smile Court

Current bond total \$238,367.00

Amount to be released \$159,346.00

New Bond Amount \$ 79,021.00